



10 Bingham Court Graham Road, Ranmoor, Sheffield, S10 3DZ

Saxton Mee



# 10 Bingham Court Graham

## Ranmoor

Offers Around

**£235,000**

This stunning large one-bedroom ground floor apartment offers a fantastic living space, complete with two occasional rooms and a handy storage room. The property features a beautiful south facing patio seating area and a lovely garden area, ideal for relaxing and taking in the green surroundings. You also benefit from a separate garage for added convenience and storage. The apartment sits within some beautiful grounds which includes a woodland and a duck pond with various seating areas. The perfect little retreat right on your doorstep!

Inside, the open-plan kitchen, diner, and lounge create a spacious and welcoming atmosphere, perfect for modern living. Plentiful storage is provided in the hallway and fitted wardrobes in bedrooms. The family bathroom is well-appointed, offering everything you need for comfort and convenience.

Access to the property can be reached via Graham Road, Oakbrook Road and Riverdale Avenue with steps leading down to the apartment from the main entrance. Located in the highly desirable area of Ranmoor, this apartment is perfectly positioned near green spaces such as Bingham Park and Endcliffe Park, ideal for walks on your doorstep. Oakbrook shops and Ranmoor shops, along with excellent transport links on Fulwood Road and Rustlings Road, ensure all amenities are within easy reach.

This property is perfect for first-time buyers or professionals seeking a peaceful yet well-connected location, offering both comfort and practicality. Don't miss out on this wonderful opportunity!

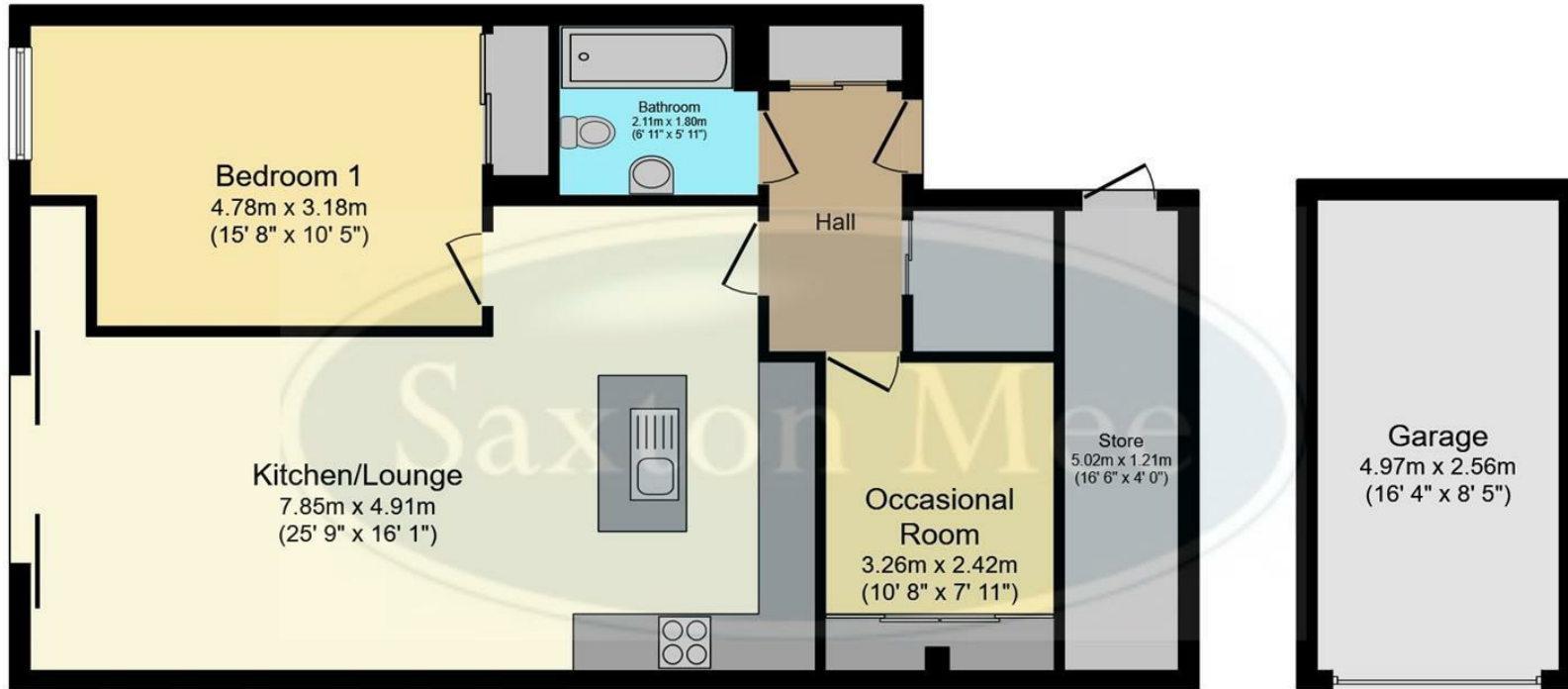


- Ground Floor Apartment Offering Fantastic Living Space
- Open Plan Modern Living Space
- Family Bathroom
- South Facing Private Patio And Garden Area
- Garage
- Set In Beautiful Grounds With Woodland And Pond
- Close To Excellent Local Amenities In the Vibrant Ecclesall, Oakbrook And Ranmoor Areas
- Bingham and Endcliffe Park Within Walking Distance
- Leasehold 300 years from 25 March 1973
- For Service Charge and Reserve Fund Charges please contact the office for more information









**Floor Plan**  
Floor area 76.9 m<sup>2</sup> (827 sq.ft.)

**Garage**  
Floor area 12.7 m<sup>2</sup>  
(137 sq.ft.)

**TOTAL: 89.6 m<sup>2</sup> (964 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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